



## The Comprehensive Development Plan (CDP)

### What is the CDP?

Comprehensive Planning is required by all cities and counties under the Georgia Planning Act of 1989. The Georgia Department of Community Affairs sets the Minimum Standards for Comprehensive Planning. In addition, the City of Atlanta Charter mandates the preparation of a Comprehensive Plan every 3 to 5 years. The purpose of the Comprehensive Development Plan is to guide the growth and development of the City, set forth development goals, policies and an implementation plan for the City and its neighborhoods, while setting the framework for the future for a successful and prosperous Atlanta. The next Comprehensive Development Plan is due October 31, 2011.

### What does the CDP consist of?

The CDP includes the three components listed below.

#### (1) Community Assessment

- a. Existing Development Pattern
- b. Population
- c. Economic Development
- d. Housing
- e. Community Facilities
- f. Natural and Cultural Resources
- g. Transportation and
- h. Land Use

#### (2) Community Participation and

#### (3) Community Agenda

- a. Community Vision
  - i. General vision statement
  - ii. Future Development Map with major character areas
  - iii. Land Use Map
- b. Community Issues and Opportunities
- c. Implementation Program
  - i. Short Term Work Program
  - ii. Policies

### How to get Involved?

The Bureau of Planning will be working with neighborhoods and community groups in the development of the plan. We encourage participation and feedback to some key planning questions, for example:

- What is your vision of the City of Atlanta
- What are the issues and opportunities in your community?
- What is the character of your community
- Where shall redevelopment occur?
- Are there appropriate locations for infill development?

## Fact Sheet: The 2011 Comprehensive Development Plan

- Are changes to the land use map recommended?
- How should we grow as a City?
- What neighborhood character and design elements do we want?
- Where should we promote commercial/retail development?

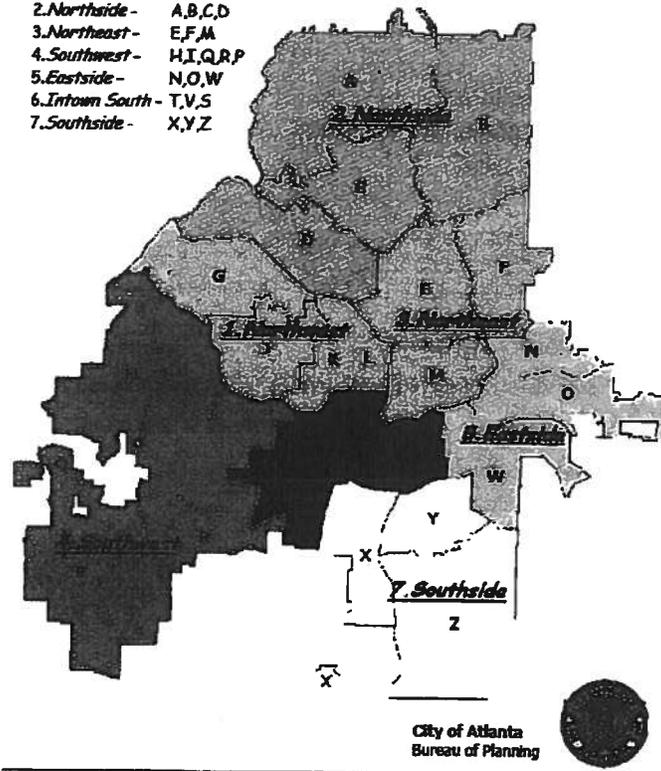
There will be opportunities for input at various stages in the planning process. The schedule of meetings and information about other ways to provide input will be distributed through the NPUs and other community organizations. Meetings will be organized by study areas, see map below. If you would like to be added to our contact list to receive meeting notification, please send contact information to the BOP staff below.

### What's the time schedule?

The Comprehensive Development Plan Public Participation planning process will take place between the fall of 2010 and July 2011. After a 60-day review process by the Atlanta Regional Commission and the Georgia Department of Community Affairs, the CDP must be adopted by the City Council by October 31, 2011.

### ASAP Study Area Groups

| <i>Study Area</i>  | <i>NPUs</i>   |
|--------------------|---------------|
| 1. Northwest -     | G, J, K, L    |
| 2. Northside -     | A, B, C, D    |
| 3. Northeast -     | E, F, M       |
| 4. Southwest -     | H, I, Q, R, P |
| 5. Eastside -      | N, O, W       |
| 6. In-town South - | T, V, S       |
| 7. Southside -     | X, Y, Z       |



Contact: Garnett Brown, Tel: 404.330.6724, [gbrown@atlantaga.gov](mailto:gbrown@atlantaga.gov) and Jessica Lavandier  
Tel: 404.865.8522 [jlavandier@atlantaga.gov](mailto:jlavandier@atlantaga.gov).

**Department of Planning and Community Development  
Bureau of Planning**

**The Capital Improvements Program (CIP)  
and  
The Short-Term Work Program (STWP)**

**City of Atlanta**



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- The 2010-2014 Capital Improvements Program (CIP) is a five year implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure.
- All projects listed in the CIP must have some identified funding.
- This document is required to be adopted every year by the City of Atlanta in order to maintain *Qualified Local Government* status which is needed for various state and regional funding and to collect impact fees.
- The document must be reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and adopted by the City of Atlanta by October 31<sup>st</sup> of each year.
- Yearly Impact Fee financial statement and list of impact fee funded projects are included in the Capital Improvements Element (CIE)



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Projects included in the CIP must meet the following criteria:

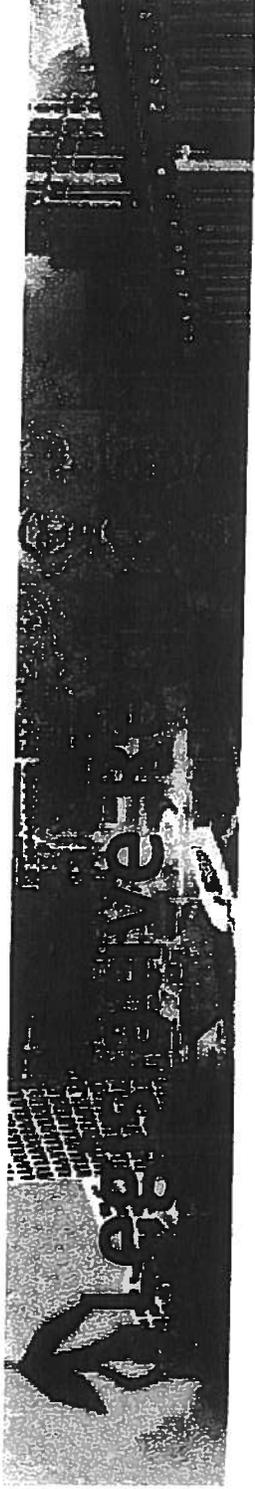
- A project, facility or equipment with a monetary value of at least \$25,000 and will last longer than 5 years.
- A project, facility or equipment, which meets the above criterion and will benefit from extended life through renovation, replacement, refurbishment or expansion.
- A project, facility or equipment that is currently funded in an existing capital improvement or bond program that was not completed by July 1, 2008.
- A project which results in purchase, improvement or development of land.

*Normal equipment items, such as rolling stock, are not part of the CIP process and are treated as operating budget items.*



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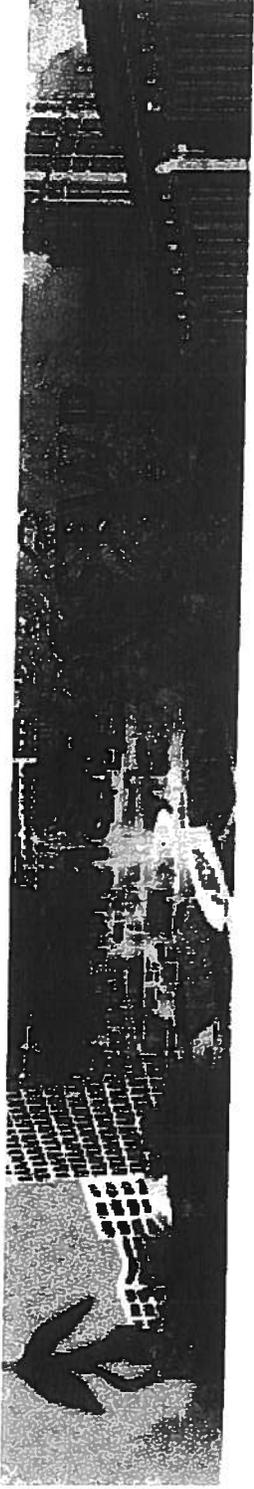


- The Short Term Work Program (STWP), also known as the Comprehensive Development Plan (CDP) Project List, is a key implementation tool of the Comprehensive Development Plan.
- It is a list of the major actions to be undertaken by the City of Atlanta to implement the CDP recommendations over the next 15 years. Projects listed in recently approved plans, such as the ones listed below, are incorporated into the STWP.
- CTP (Comprehensive Transportation Plan)
- 7 LCI Plans
- 2 Tax Allocation District Plans
- 11 Redevelopment Plans
- 7 Corridor/Area Plans
- Projects and Programs identified by City Agencies



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- The STWP/CDP Project List includes a description of community and economic development initiatives, programs, major capital improvements, infrastructure expansions, regulatory measures, and land development regulations to be adopted or amended.
- The STWP/CDP Project List includes capital projects that are fully funded (these are also in the five year Capital Improvements Program), partially funded, as well as unfunded projects.
- A project must be in STWP/CDP Project List for it to move to the CIP.

# Summary of STWP

The Short Term Work Program addresses the following areas with the corresponding Departments:

| Section                      | Departments/Agencies   |
|------------------------------|--|
| Economic Development         | Atlanta Development Authority<br>Atlanta BeltLine Inc<br>DPCD  |
| Housing                      | Atlanta Development Authority<br>DPCD – Bureau of Housing<br>Office of Human Services  |
| Natural & Cultural Resources | DPCD – Urban Design Commission<br>Department of Watershed Management<br>Office of Sustainability   |
| Community Facilities         | Corrections<br>Fire Rescue<br>Office of Enterprise Asset Management<br>Parks Recreation and Cultural Affairs<br>Police<br>Public Works (solid waste)<br>Watershed Management (sewer and water) |
| Transportation               | Atlanta BeltLine Inc<br>Department of Aviation<br>DPCD<br>Department of Public Works   |
| Land Use                     | DPCD - BOP   |
| NPU Projects                 | Department of planning and community development   |

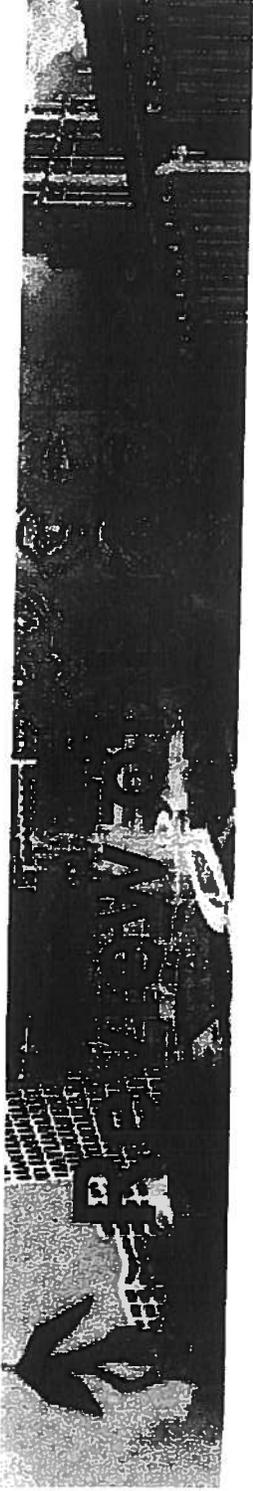


- The process to develop the CIP and STWP starts in early March with the formulation of the CIP/STWP Sub-cabinet. Each department updates information in the CIP.
- A draft CIP-STWP is available for review and comment in June of each year.
- After the June CD/HR public hearing the Draft CIP/STWP is sent to ARC and DCA for 60 day Review.
- Neighborhood Planning Units and general public have had the opportunity to review documents and submit comments to the Bureau of Planning until the 3<sup>rd</sup> Quarter public hearing is held in mid September.



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•Final CIP/STWP on the CD/HR agenda and City Council Agenda for adoption.

•Adoption Resolution transmitted to Atlanta Regional Commission and Georgia Department of Community Affairs by October 31<sup>st</sup>.

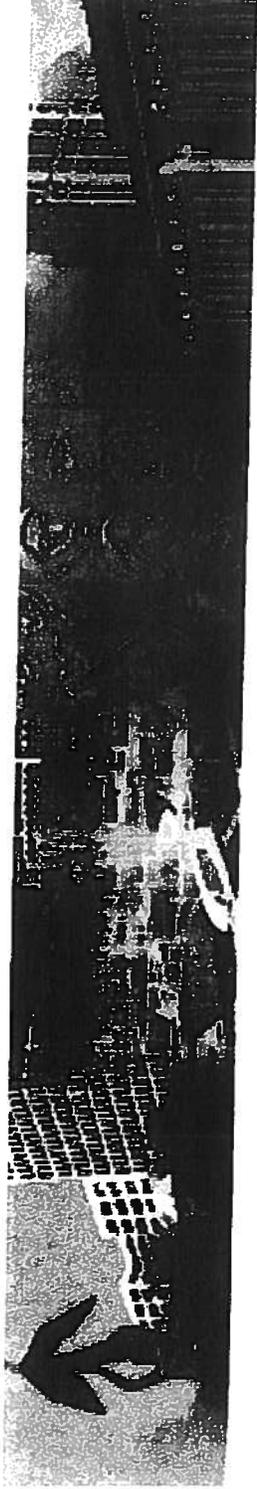
•CIP/STWP on BOP web page

<http://www.atlantaga.gov/government/planning/cip.aspx>



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# QUESTIONS

**CIP-Mary McCracken**

**STWP-Jessica Lavandier**

**404-330-6145**



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# The City of Atlanta Capital Improvement Program (CIP) and Short-Term Work Program (STWP)

## Overview

The Capital Improvement Program (CIP) is an implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure over the next 5 years. The Short-Term Work Program (STWP) is a 15-year program that includes unfunded and funded programs, non-capital and capital projects. State law requires that these documents be adopted by the City of Atlanta in order to maintain *Qualified Local Government* status which is needed for all State and regional funding. Additionally, approval and adoption of these documents allows the City to collect local impact fees. These documents must be reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and adopted by the City by October 31<sup>st</sup> of each year.

The Department of Planning and Community Development, specifically the Bureau of Planning, is responsible for the overall coordination of the compilation of both plans. The Bureau has established a Sub-Cabinet comprised of representatives from each operating department and other designated agencies to assist in the compilation of the plans.

## Frequently Asked Questions:

### ***What is the difference between the CIP and the STWP?***

The CIP shows the allocation of projected expenditures for capital projects expected over the next five years.

The **CIP** identifies major improvements and capital purchases needed to provide services to the community. Projects included in the CIP are City infrastructure and facilities, which have the following characteristics:

- any project, facility or equipment with a monetary value of at least \$25,000 and will last longer than 5 years.
- any project, facility or equipment, which meets the above criterion and will benefit from extended life through renovation, replacement, refurbishment or expansion.
- any project, facility or equipment that is currently funded in an existing capital improvement or bond program that will not be completed by July 1, 2010

The **STWP** is a key implementation tool of the Comprehensive Development Plan. It is a list of the major actions that could be undertaken by the City of Atlanta to implement the CDP recommendations over the next 15 years.



The STWP includes a description of community and economic development initiatives, programs, major capital improvements, infrastructure expansions, regulatory measures, and land development regulations to be adopted or amended. The STWP includes programs and capital projects that are fully funded (these are also in the Capital Improvements Program), partially funded, as well as unfunded. Projects listed in the plans approved since 2004 are included in the STWP. NPU project lists are also included in the STWP. A project should be in STWP/CDP Project List for it to move to the CIP.

**Who develops the CIP/STWP?**

The CIP Subcabinet, a committee comprised of representatives from each City operating Department and select agencies, is responsible for developing project lists for both documents based on identified and projected needs. Each department is responsible for completing the information for each project listed in the CIP/ STWP. The Bureau of Planning facilitates this effort and compiles the documents.

**How do I get involved?**

You may review the documents and send comments on the CIP/STWP to BOP staff and/or attend one of the Public Hearings. **NPUs may submit priority projects for inclusion in the STWP.** See the schedule below.

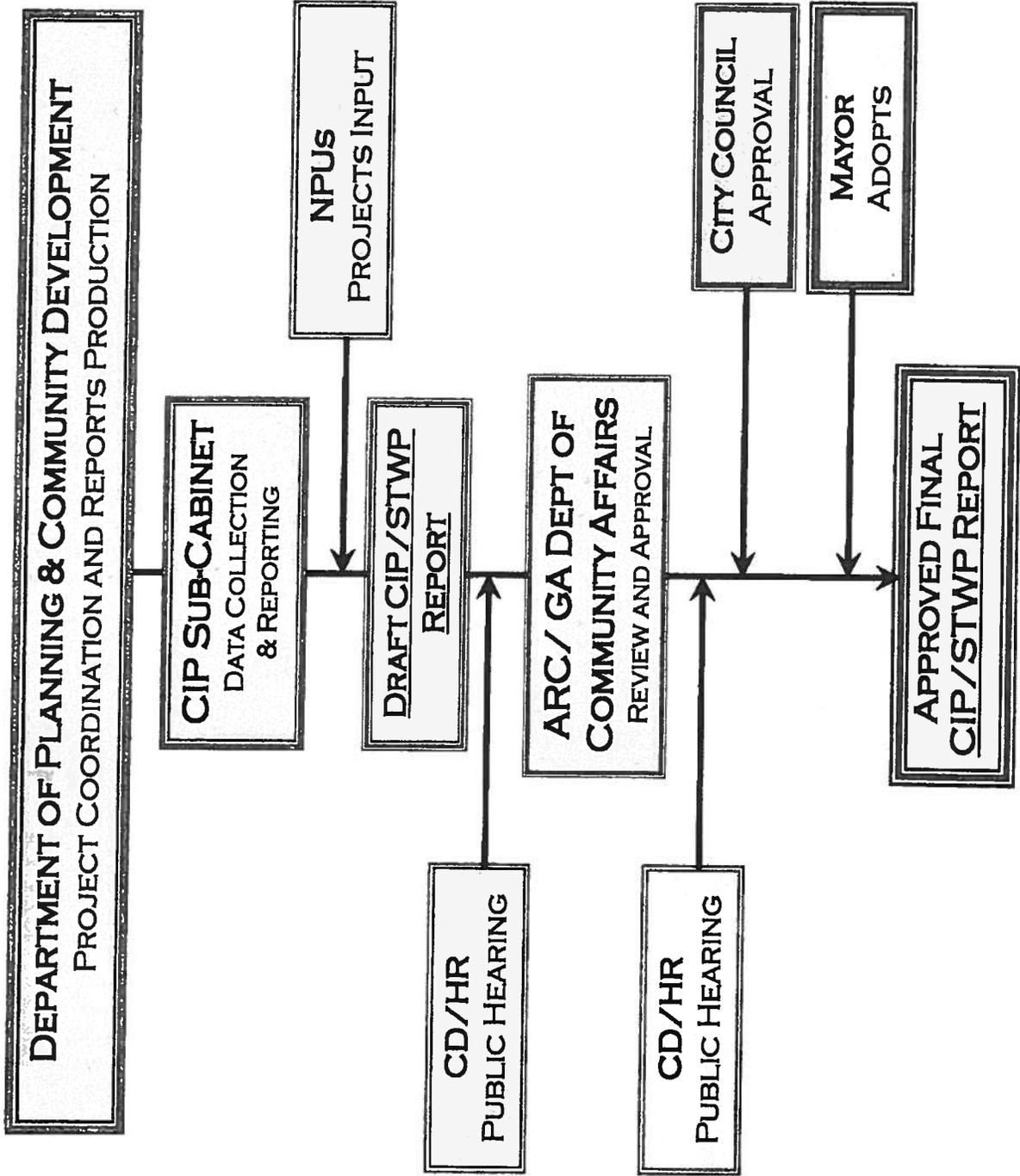
**What is the schedule for developing the CIP/STWP?**

Work on the CIP/STWP starts in February and concludes when the CIP/STWP is adopted by the City in October of every year.

| Date   | Action/Event   | Location  |
|--|--|---|
| February   | CIP/STWP production schedule available on the Bureau of Planning's website           | CIP webpage<br>see below  |
| April 30th @ 5:00 pm   | Deadline for NPUs to submit their priority projects for STWP                         | Submit to Jessica Lavandier<br><a href="mailto:jlavandier@atlantaga.gov">jlavandier@atlantaga.gov</a> |
| June 1st   | Draft 2011-2015 CIP/STWP documents posted online on the Bureau of Planning's website | CIP webpage<br>see below  |
| June 14 <sup>th</sup> @ 6:00 pm  | <b>CDHR Public Hearing</b><br>Public may offer comments and input                    | City Council Chambers<br>55 Trinity Avenue<br>Atlanta, Georgia 30303                                  |
| September 13 <sup>th</sup> @ 6:00 pm   | <b>CDHR Public Hearing</b><br>Last chance for public to provide comments and input   | City Council Chambers<br>55 Trinity Avenue<br>Atlanta, Georgia 30303                                  |
| <p>The CIP/STWP webpage : <a href="http://www.atlantaga.gov/government/planning/cip.aspx">http://www.atlantaga.gov/government/planning/cip.aspx</a><br/>           For more information or questions, contact the Bureau of Planning:<br/>           Mary McCracken at <a href="mailto:dpcd-mmccracken@atlantaga.gov">dpcd-mmccracken@atlantaga.gov</a>, (404) 865-8553<br/>           Jessica Lavandier at <a href="mailto:jlavandier@atlantaga.gov">jlavandier@atlantaga.gov</a>, (404) 865-8522</p> |  |   |



# CIP/STWP DEVELOPMENT & APPROVAL PROCESS



**City of Atlanta Department of Planning and Community Development, Bureau of Planning  
2010 Comprehensive Development Plan (CDP) Land Use Amendment Schedule**

| Application Period                    | Community Development/ Human Resources Committee Public Hearing | Community Development/ Human Resources Committee Meeting | City Council Meeting |
|---------------------------------------|---|--|----------------------|
| October 14, 2009 – November 10, 2009  | March 8, 2010   | March 9, 2010  | March 15, 2010       |
| November 11, 2009 – December 8, 2009  |   |  |                      |
| December 9, 2009 – January 12, 2010   |   |  |                      |
| January 13, 2010 – February 9, 2010   |   |  |                      |
| February 10, 2010 – March 9, 2010     | June 14, 2010   | June 15, 2010  | June 21, 2010        |
| March 10, 2010 – April 13, 2010       |   |  |                      |
| April 14, 2010 – May 11, 2010         |   |  |                      |
| May 12, 2010 – June 8, 2010           | September 13, 2010  | September 14, 2010                                       | September 20, 2010   |
| June 9, 2010 – July 13, 2010          |   |  |                      |
| July 14, 2010 – August 10, 2010       |   |  |                      |
| August 11, 2010 – September 14, 2010  | November 29, 2010   | November 30, 2010  | December 6, 2010     |
| September 15, 2010 – October 12, 2010 |   |  |                      |

CD/HR Public Hearings are held in the City Council Chambers on the second floor of City Hall at 6:00 p.m.  
 CD/HR Committee meetings are held in Committee Room 2 on the second floor of City Hall at 12:30 p.m.  
 City Council meets in the City Council Chambers at 1:00 p.m.





## The City of Atlanta Livable Centers Initiative (LCI) Program

**What is the LCI program?** The Livable Centers Initiative (LCI) is a program offered by the Atlanta Regional Commission (ARC) that encourages local jurisdictions to plan and implement strategies that link transportation improvements with land use development strategies to create sustainable, livable communities consistent with regional development policies.

Planning grants are awarded on a competitive basis to local governments and non-profit organizations to prepare plans for the enhancement of existing centers and corridors, taking advantage of the infrastructure and private investments in these communities and achieving a more balanced regional development, reducing vehicle miles traveled and improving air quality. The primary goals of the program are to:

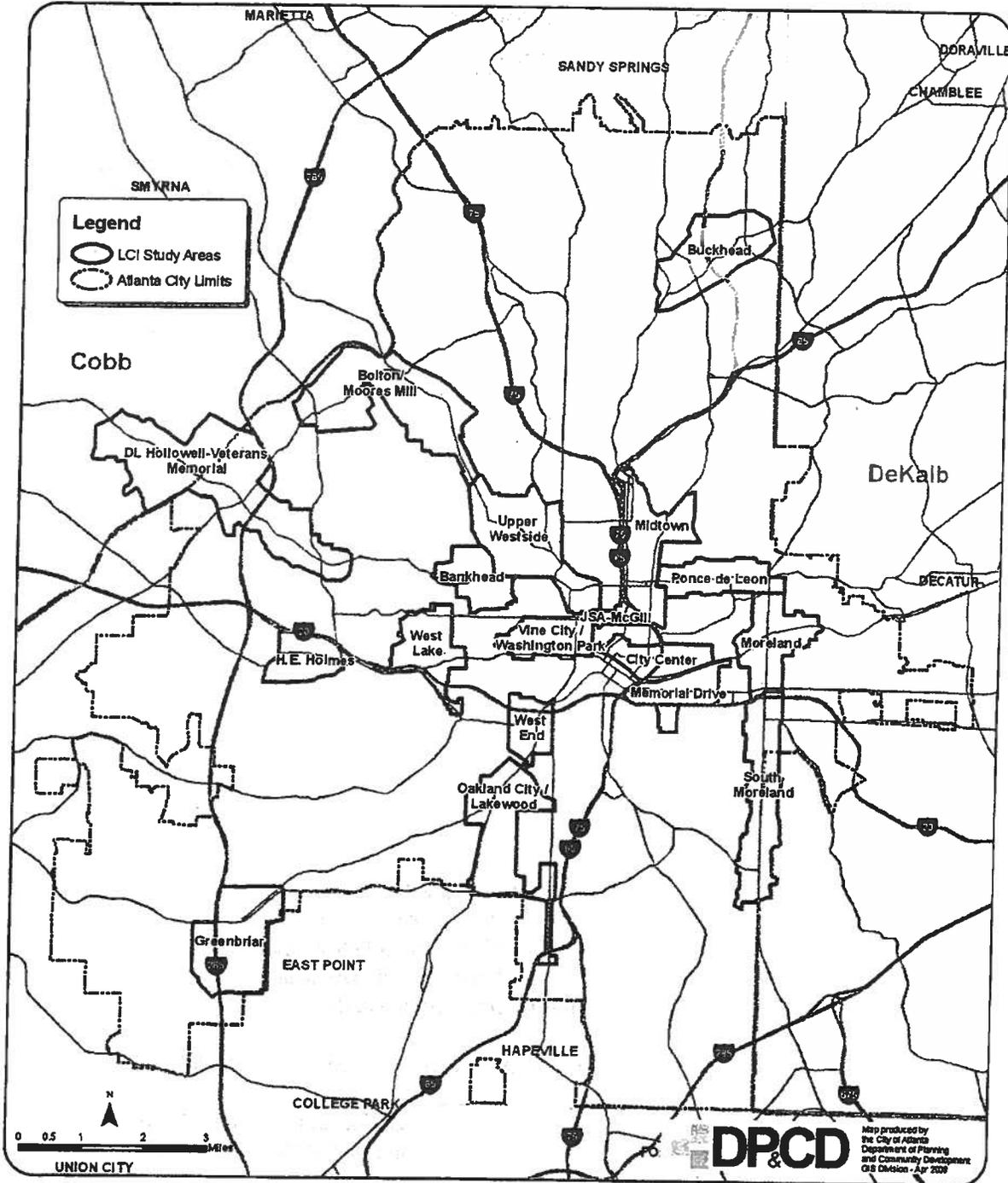
1. Encourage a diversity of mixed-income residential neighborhoods, employment, shopping and recreation choices at the activity center, town center, and corridor level;
2. Provide access to a range of travel modes including transit, roadways, walking and biking to enable access to all uses within the study area;
3. Develop an outreach process that promotes the involvement of all stakeholders

**LCI Programs in the City of Atlanta:** Over the past 10 years, 18 areas in the City of Atlanta have been designated as LCI Communities. The LCI areas are shown in the map in the next page. The Atlanta Regional Commission has funded 13 studies. In addition, 5 studies have been "grandfathered" as LCI communities. The City of Atlanta has sponsored 13 of the studies and other agencies, the Midtown Alliance, Central Atlanta Progress/ADID, Buckhead CID and the Atlanta Housing Authority, have sponsored 5 of the studies. In addition to funding planning studies, the Atlanta Regional Commission has funded 7 Supplemental studies.

The biggest impact of the LCI program is the \$500M available for funding transportation projects. Two priority transportation projects from each LCI are eligible for funding. To date, ARC has provided \$23 million in funding for 13 transportation projects located in the City of Atlanta. The City of Atlanta is managing 6 of these transportation projects. Applications for funding have been made for additional transportation projects.

**Contact:** For additional information of the City of Atlanta sponsored LCI studies, please visit the Bureau of Planning website at: [http://www.atlantaga.gov/government/planning/plans\\_studies.aspx](http://www.atlantaga.gov/government/planning/plans_studies.aspx). You can also contact BOP staff. Garnett Brown, Tel: 404.330.6724, [gbrown@atlantaga.gov](mailto:gbrown@atlantaga.gov) and Jessica Lavandier Tel: 404.865.8522 [jlavandier@atlantaga.gov](mailto:jlavandier@atlantaga.gov).

# City of Atlanta Livable Centers Initiative (LCI) Study Areas





**BUREAU OF PLANNING  
2010 ZONING REVIEW BOARD SCHEDULE  
6:00 PM-CITY HALL-CITY COUNCIL CHAMBERS, SECOND FLOOR**

| <b>APPLICATION PERIOD</b>             | <b>ZONING REVIEW BOARD PUBLIC HEARING</b> | <b>ZONING COMMITTEE</b> | <b>CITY COUNCIL</b> |
|---------------------------------------|---|-------------------------|---------------------|
| October 14, 2009 – November 10, 2009  | January 7, 2010 or<br>January 14, 2010    | February 10, 2010       | February 15, 2010   |
| November 11, 2009 – December 8, 2009  | February 4, 2010 or<br>February 11, 2010  | February 24, 2010       | March 1, 2010       |
| December 9, 2009 – January 12, 2010   | March 4, 2010 or<br>March 11, 2010        | March 31, 2010          | April 19, 2010      |
| January 13, 2010 – February 9, 2010   | April 1, 2010 or<br>April 8, 2010         | April 28, 2010          | May 3, 2010         |
| February 10, 2010 – March 9, 2010     | May 6, 2010 or<br>May 13, 2010            | June 2, 2010            | June 7, 2010        |
| March 10, 2010 – April 13, 2010       | June 3, 2010 or<br>June 10, 2010          | July 14, 2010           | July 19, 2010       |
| April 14, 2010 – May 11, 2010         | July 1, 2010 or<br>July 8, 2010           | July 28, 2010           | August 16, 2010     |
| May 12, 2009 – June 8, 2010           | August 5, 2010 or<br>August 12, 2010      | September 1, 2010       | September 7, 2010   |
| June 9, 2010 – July 13, 2010          | September 2, 2010 or<br>September 9, 2010 | September 29, 2010      | October 4, 2010     |
| July 14, 2010 – August 10, 2010       | October 7, 2010 or<br>October 14, 2010    | October 27, 2010        | November 1, 2010    |
| August 11, 2010 – September 14, 2010  | November 4, 2010 or<br>November 11, 2010  | December 1, 2010        | December 6, 2010    |
| September 15, 2010 – October 12, 2010 | December 2, 2010 or<br>December 9, 2010   | TBD                     | TBD                 |

**APPLICATIONS ARE ACCEPTED UNTIL 2:00 PM ON THE LAST DAY OF THE APPLICATION PERIOD**  
**Charletta Wilson Jacks, Director –Bureau of Planning/Secretary to the Zoning Review Board**  
**Racquel T. Jackson, Urban Planner**  
**(404) 330-6145**

**2010  
City of Atlanta  
Board of Zoning Adjustment (BZA)  
Public Hearing Schedule**

| <b>Application Period*</b>       | <b>Public Hearing Date</b> |
|----------------------------------|----------------------------|
| October 22 – November 10, 2009   | January 7, 2010            |
| November 12 – November 18, 2009  | January 14, 2010           |
| November 19 – December 9, 2009   | February 4, 2010           |
| December 10 – December 23, 2009  | February 11, 2010          |
| December 25 – January 13, 2010   | March 4, 2010              |
| January 14 – January 27, 2010    | March 11, 2010             |
| January 28 – February 10, 2010   | April 1, 2010              |
| February 11 – February 17, 2010  | April 8, 2010              |
| February 18 – March 10, 2010     | May 6, 2010                |
| March 11 – March 24, 2010        | May 13, 2010               |
| March 25 – April 7, 2010         | June 3, 2010               |
| April 8 – April 21, 2010         | June 10, 2010              |
| April 22 – May 12, 2010          | July 1, 2010               |
| May 13 – May 19, 2010            | July 8, 2010               |
| May 20 – June 9, 2010            | August 5, 2010             |
| June 10 – June 23, 2010          | August 12, 2010            |
| June 24 – July 7, 2010           | September 2, 2010          |
| July 8 – July 21, 2010           | September 9, 2010          |
| July 22 – August 11, 2010        | October 7, 2010            |
| August 12 – August 25, 2010      | October 14, 2010           |
| August 26 – September 8, 2010    | November 4, 2010           |
| September 9 – September 22, 2010 | November 11, 2010          |
| September 23 – October 13, 2010  | December 2, 2010           |
| October 14 – October 20, 2010    | December 9, 2010           |

**\*Applications for Variances and Special Exceptions are accepted up until 2:00 pm.**

**\*Applications for Appeals will be accepted during regular business hours  
Monday – Friday from 8:15 am – 5:00 pm.**

Brandy N. Crawford, Urban Planner Principal and Secretary to the Board of Zoning Adjustment